

WRITTEN NARRATIVE

LOCATION	355 E. SUNSET WAY, ISSAQUAH WA.
PARCEL NUMBER	342406-9096
TOTAL SITE AREA	13,200 SQ. FT. (0.303 ACRES)
ZONING	MF-H MULTI-FAMILY HIGH (29 DU/ACRE)
MAX DU / ACRE	29 DU / 0.303 ACRES = 8.787 UNITS

THE SITE IS LOCATED AT 355 E. SUNSET WAY, ISSAQUAH WA.
ZONING FOR THE PROPERTY IS MF-H, MULTI-FAMILY (HIGH) RESIDENTIAL ALLOWING A DENSITY OF 29 UNITS PER ACRE. THIS WOULD ALLOW A TOTAL OF 8.787 UNITS ON THE SITE. PROPOSED UNIT COUNT WILL BE 7 UNITS

THE CURRENT SINGLE FAMILY (ONE STORY CIRCA 1936) WOULD BE DEMOLISHED.

AT AN AVERAGE OF 2 CARS PER UNIT, THE EXISTING DEVELOPMENT WOULD REQUIRE 14 OVERALL SPACES.

THE PROPOSED BUILDING WILL BE CONSTRUCTED AS A 4 STORY BUILDING AND CONSIST OF 2 TYPES OF OCCUPANCIES. THE FIRST FLOOR OF THE PROPOSED STRUCTURE WILL CONTAIN THE VEHICLE PARKING (GARAGE) TYPE I-A (FULL NFPA 13 DRY SPRINKLERED SYSTEM). THE REMAINING 3 FLOORS WILL CONSIST OF WOOD FRAME CONSTRUCTION TYPE V-A CONSTRUCTION AND SPRINKLERED (NFPA 13-R).

DEVELOPMENT OBJECTIVES IS TO CREATE GREATER RESIDENTIAL DENSITY WITHIN THE ORIGINAL TOWNSHIP OF THE CITY OF ISSAQUAH WHILE STILL HAVING A WARM AN INVITING CHARACTER THAT FITS IN WITH EVOLVING DESIGN CHARACTERISTICS OF THE GROWING COMMUNITY. THE PROJECTS MAIN ENTRY WILL BE OFF E. SUNSET WAY AND PARKING AND TRAFFIC WILL BE ROUTED BEHIND THE BUILDING OFF THE EXISTING ALLEY.

DEVELOPMENT STANDARDS WILL BE COMPATIBLE WITH THE SCALE AND CHARACTER OF THE COMMUNITY IN WHICH IT IS LOCATED AS WELL AS PROVIDE GREATER OPPORTUNITY FOR AN URBANIZED LIFESTYLE THAT IS LOCATED CLOSE TO AMENITIES WITHIN THE CITY. TO REDUCE THE SCALE AND EMPHASIZE IT'S IMPORTANCE, THERE WILL BE SETBACKS AND BUILDING MODULATIONS TO BREAK UP THE EXTERIOR AND GIVE IT A MORE RESIDENTIAL FEEL.

THE SITE REQUIRES A LOT IMPERVIOUS AREA NO GREATER THAN 50% OF THE SITE. THE PROJECT CURRENTLY MAINTAINS A 49.50% IMPERVIOUS COVERAGE CONSISTING OF GARAGE FOOTPRINT, CONCRETE SIDEWALKS AND VEHICLE DRIVEWAYS.

BUILDING HEIGHT LIMIT FOR THE CURRENT ZONING IS SET AT A 40'-0" MAX.

CURRENT DESIGN AS PROPOSED WILL REQUIRE AN ADMINISTRATIVE ADJUSTMENT OF STANDARDS FOR HEIGHT TO ALLOW AN INCREASE OF 5'-10" +/- TO THE OVERALL HEIGHT. THE CURRENT CONCEPTUAL DESIGN FOR THE BUILDING GIVES A MORE DOMINANT 4 STORIES (NORTH ELEVATION) FRONTING E. SUNSET WHICH FITS IN TO THE NEIGHBORING PROJECTS BUILT IN THE LAST DECADE WHILE DECREASING THE HEIGHT AT THE REAR TO 2 STORIES OFF THE ALLEY WHICH SEPARATES THE MULTIFAMILY ZONE FROM SINGLE FAMILY DUPLEX ZONE (SF-D 7.26 DU/ACRE). THE MAXIMUM BUILDING HEIGHT FOR THE FIRST 30 FEET FROM THE ALLEY PROPERTY LINE IS UNDER THE 30 FOOT MAX BUILDING HEIGHT OF THE ADJOINING LOWER DENSITY RESIDENTIAL ZONE PER IMC 18.07.300.

THE EXTERIOR FINISHES OF THE RESIDENTIAL PORTION WILL CONSIST OF FIBER CEMENT BEVELED SIDING AND BOARD AND BATTEN. THE PARKING STRUCTURE WILL PREDOMINANTLY BE CONSTRUCTED USING CMU BLOCKS WITH VARYING TEXTURE AND/OR COLOR. VINYL WINDOWS AND ASPHALT COMPOSITION ROOF SHINGLES WILL BE USED AND WILL MAINTAIN THE VISUAL CUES OF THE SURROUNDING STREETSCAPES. THE BUILDING WILL HAVE SOME SHALLOW JULIET BALCONIES WITH METAL RAILINGS AND 6' SLIDING DOORS AS WELL AS DECKS (PRIVATE OPEN SPACE) FOR EACH UNIT.

ISSAQUAH APARTMENTS

PROJECT ADDRESS: 355 E. SUNSET WAY
ISSAQUAH, WASHINGTON

CLIENT: WHICH IS PROMISE, LLC

19538 SE 51ST STREET
ISSAQUAH, WA 98027

CONTACT: D.J. LOVERIDGE

PROJECT NARRATIVE

DATE:
9/16/2015

REVISION DATE:

SCALE:

JOB #: X:\1422_12 IBC_MF-ISSAQUAH\ISSAQUAH APARTMENTS\SHEETS\COMMUNITY
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